

महाराष्ट्र प्रादेशिक व नगर रचना

अधिनियम, १९६६

बृहन्मुंबई विकास नियंत्रण नियमावलीत

करावयाच्या फेरबदलाबाबतची अधिसूचना

महाराष्ट्र शासन,

नगर विकास विभाग,

अधिसूचना क्रमांक: टिपीबी-४३९७/१२८७/प्र.क्र.१८९/९७/नवि-११

मंत्रालय, मुंबई : ४०० ०३२, दिनांक: ३१ मे, २००५

शासन निर्णय:- सोबत जोडलेली अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

( सु. रा. किणी )

अवर सचिव, महाराष्ट्र शासन.

प्रति,

महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई  
प्रमुख अभियंता (विकास नियोजन) बृहन्मुंबई महानगरपालिका, मुंबई  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.  
मा.पिठासीन अधिकारी, विधानमंडळ, विधानभवन, मुंबई  
मा.विरोधी पक्ष नेता, विधानसभा/विधानपरिषद, मुंबई.  
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चनीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्र भाग-१ कोकण विभाग पुरवणीमध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ५० प्रती नगर विकास विभाग, मंत्रालय, मुंबई व उपसंचालक, नगर रचना, बृहन्मुंबई यांना पाठविण्यात याव्यात.)  
कक्ष अधिकारी (नवि-३) (त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करावी.)

सेक्शन ३७ फाईल.

निवडनस्ती (नवि-११).

३१ जुलै

*Maharashtra Regional &*  
*Unauthorised Regulation of*  
**Town Planning Act, 1966.**

**Sanction to modification to  
Regulation 38(6) of DCR  
Gr. Mumbai, 1991 under  
Section 37(2) of .....**

**GOVERNMENT OF MAHARASHTRA  
Urban Development Department  
Mantralaya, Mumbai 400 032.  
Date: 31<sup>st</sup> May, 2005.**

**NOTIFICATION**

**No. TPB 4397/1287/CR-189/97/UD-11:**

Whereas the Development Control Regulations for Gr. Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Govt. in Urban Development Department under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR 1090/UD-11(RDP) dated 20<sup>th</sup> February, 1991 to come into force with effect from 25<sup>th</sup> March, 1991;

And whereas, the Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") vide its Resolution No. 853 dated 14/8/1997 have approved the policy for regularising the unauthorised mezzanine floors constructed upto 15<sup>th</sup> August, 1997 in the existing authorised buildings subject to the guidelines specified therein;

And whereas, the Regulation 38(6)(i) deals with the area of mezzanine floor to be counted towards FSI. In order to implement the aforesaid policy of the said Corporation, it was necessary for the said Corporation to initiate modification to Regulation 38(6)(i) of the said regulation, so as to exempt area of mezzanine floors constructed prior to 15<sup>th</sup> August, 1997 from computation of FSI;

And whereas, the said Corporation after following the legal procedure laid down under section 37 of the said Act, has submitted the modification proposal to Govt. for sanction vide letter No. CHE/3411/DPC/Gen. dt. 15/11/2000;

And whereas after consulting the Director of Town Planning, Maharashtra State, Pune, Government finds it necessary to sanction the said modification.

Now therefore, in exercise of the powers conferred by sub-section (2) of the section 37 of the said Act, Government hereby -

- (a) Sanctions the said modification more specified as below:-

Modified text of Regulation No. 38(6)(i):

The aggregate area of mezzanine floor in any room shall not exceed 50% of the built up area of that room. The size of mezzanine floor shall not be less than 9.5 sq.mt. if it is used as a living room. The area of the mezzanine floor shall be counted towards FSI. Provided, however, that in existing authorised buildings having no balance FSI, area of the mezzanine floors constructed prior to 15<sup>th</sup> August, 1997 without approval may be exempted from FSI with special permission of the Commissioner subject to the terms and conditions and payment of premium as may be specified by the Commissioner.

Note:- Lofts having head room more than 1.5 mt. above, it shall be treated as mezzanine floor.

- (b) Fixes the date on which the said modification is published in the official gazette, as the date on which modification shall come into force.
- (c) directs the said Corporation that, in the Schedule of Modification sanctioning the said Regulations, after the last entry, the schedule referred to as (A) above shall be added.

By order and in the name of the Governor of Maharashtra,

  
(S.R. Kini)

Under Secretary to Government.

Note:- This notification is also available on Government web site  
[www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)